



## WHERE IDEAS AND COMPANIES GROW

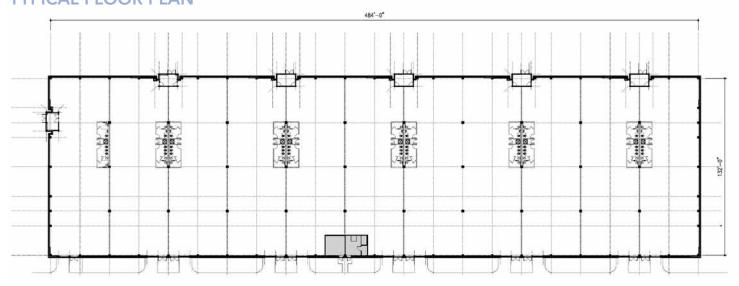
32.3 acre site located in New Jersey's Einstein Alley, SCIPARK is the Princeton area's new premier science technology campus, which is designed to accommodate New Jersey's established and emerging life science and technology companies.



- Three building pads available, totaling 175,000 SF
  - Building II 66,890 SF
  - Building III 65,975 SF
  - Building IV 42,075 SF
- · Permits in place ready to build
- Approved for R&D and Office Space
- · Sale or ground lease possible
- Parking of 3.14 spaces per 1,000 SF

- Public gas, electric, water & sewer
- \$175,000 of sewer/water prepaid
- \$1M of site improvements and landscaping in place
- Sponsored incentives available (Edison Innovation R&D Fund)
- · Farmland taxes on large portion of property
- Amenities include jogging path and outside seating areas

## TYPICAL FLOOR PLAN







## THE LOCATION

- Located in Einstein Alley
- 5 minutes from I-95/NJ Turnpike Exit 8A via Rt 133 adjacent to property
- Minutes from Route 1 corridor and Princeton via Route 571
- 9 minutes to Princeton Junction Station (NJ Transit North East Corridor)



## THE NEIGHBORS

- Abbott Point of Care
- Accumed
- Amicus Therapeutics
- Bracco Diagnostics
- Bristol Myers-Squibb
- Calipers
- Church & Dwight
- Covance
- Cytogen
- Dr. Reddy's Laboratories
- Elementis
- FMC
- · Galderma USA
- GE Healthcare
- · Integra LifeSciences

- Johnson & Johnson
- Kyowa Pharmaceutical
- Lavipharm
- Ligand Pharmaceuticals
- McGraw-Hill
- Novo Nordisk
- Orchid Cellmark
- Otsuka Pharmaceutical
- Palatin Technologies
- Parexel International
- Permedion
- PharmaNet
- Physiome Sciences

- Purdue Pharmaceutical
- Ranbaxy/Ohm Laboratories
- Rhodia
- Sandoz Pharmaceutical
- Sarnoff Research Center
- Shiseido
- Soligenix
- Tris Pharma
- VaxInnate Corp

**LEASING AGENT:** 

James Schroeder +1 732 590 4167 jim.schroeder@am.jll.com

